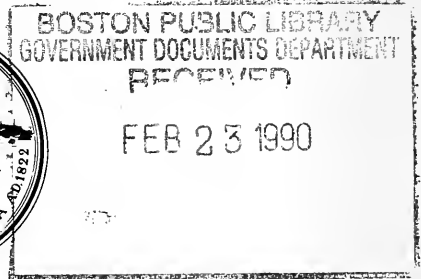




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ANNUAL REPORT

OF THE

BUILDING DEPARTMENT

July 1, 1977 to June 30, 1978

BOSTON, SEPTEMBER 1, 1978.

HON. KEVIN H. WHITE,
Mayor of Boston.

SIR:

In accordance with the provisions of Section 108.18, Chapter 802, of the Acts of 1972, as amended, I submit herewith a brief report of the activities of the Building Department during the past twelve months.

FRANCIS W. GENS,
Building Commissioner.

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DEPARTMENT ORGANIZATION

The Building Department was established by Chapter 280 of the Acts of 1871.

“An Act to Provide for the Regulation and Inspection of Buildings, the More Effectual Prevention of Fire and the Better Protection of Life and Property in the City of Boston,”

and came into being on October 2, 1871.

This act, with various revisions and amendments, controlled the erection and alteration of buildings and related matters until July 16, 1892, when it was superseded by Chapter 419 of the acts of 1892. This act, although amended from time to time, remained in effect until August 1, 1907, when it was superseded by Chapter 550 of the Acts of 1907, which remained as the Building Law of the City of Boston until 1943.

Chapter 479 of the Acts of 1938 as amended,

“An Act for the Codification, Revision and Amendment of the Laws Relative to the Construction, Alterations, and Maintenance of Buildings and Other Structures in the City of Boston.”

was passed by the Legislature on June 27, 1938, with the provision that it take effect upon its acceptance by the Boston City Council, whereupon the Council proceeded to hold a series of public hearings on proposed amendments submitted by architects, builders, property owners, and various civic organizations. As a result of these hearings numerous amendments to the act were accepted by the Council. It was approved by the Council in 1943. Since 1943 the code has undergone several minor and a number of major amendments or revisions.

On January 1, 1975, the Massachusetts State Building Code, Chapter 802, Acts of 1972, as amended, went into effect in the City of Boston and superseded all previous codes.

The Massachusetts State Code* places upon the Building Department the duty of inspecting the erection, alteration, repair, moving, or demolition of all buildings or structures, except those specifically ex-

empted by Section 107 of the code, and the issuance of permits therefor. The department also issues permits for and inspects the installation, repair, replacement, or extension of all utilities such as plumbing, gasfitting, electrical work, elevators, fire-extinguishing apparatus, engines, dynamos, generators, boilers, heaters, ovens, and other heat-producing apparatus governed by the code.

The department administers the zoning regulations formulated and adopted by the Boston Zoning Commission under authority of Chapter 665 of the Acts of 1956. These regulations, which became effective on December 31, 1964, superseded the original Zoning Act of June 5, 1924. The provisions of Chapter 143 of the General Laws, insofar as they are applicable to the City of Boston, are also administered by the Building Department. The department inspects and certifies all places of assembly such as stores, restaurants, taverns, dance halls, and places of similar occupancy accommodating fifty or more persons.

Also placed in the department by ordinances of the City Council, but not under the control or supervision of the Building Commissioner except in the matter of communicating with the Mayor and submitting annual reports of their activities, are the Board of Appeal, the Board of Examiners, the Board of Zoning Adjustment,[†] and the Zoning Commission.

Chapter 616 of the acts of 1955 in order to promote the general welfare of the public and to maintain the area as a landmark in the history of architecture and as a tangible reminder of old Boston as it existed in the early days of the Commonwealth created the Historic Beacon Hill District; it further established in the Building Department the Beacon Hill Architectural Commission, which Commission has the duty of passing on the appropriateness of all changes in the exterior architectural features of buildings in the Historic Beacon Hill District. Reports of these Boards are incorporated herein.

*The Commonwealth of Massachusetts Building Code has been in effect since January 1, 1975.

†The Board of Zoning Adjustment ceased to exist with the taking effect of the new zoning regulations formulated under Chapter 665 of the Acts of 1956, on December 31, 1964.

The historic district was enlarged and extended by Chapter 315 of the Acts of 1958.

Chapter 622 of the Acts of 1963 further enlarged and extended the district.

Chapter 625 of the Acts of 1966, which became effective on December 1, 1966, created a "Back Bay Residential District" and established within the framework of the Boston Redevelopment Authority of "Back Bay Architectural Commission" which is empowered to pass on all building construction and related matters within the district. The Building Commissioner may not grant permits for construction within the area unless the application therefor bears a certificate from the commission that no exterior architectural feature is involved or is accompanied by a certificate of design approval.

A summary of the activities of the Building Department for the past months from July 1, 1977, to June 30, 1978 is included.

BUILDING DEPARTMENT
CLASSIFICATION OF DEPARTMENT PERSONNEL
(As effective on July 1, 1977.)

| Number | Title | Grade | Compensation |
|--------|---|-------|--------------|
| 1 | Building Commissioner | | \$30,000 |
| 1 | Supervising Structural Engineer | MM10 | 534.48 |
| 1 | Deputy Building Commissioner | MM10 | 555.56 |
| 2 | Assistant Building Commissioner | MM9 | 513.41 |
| 1 | Supervisor of Construction and Safety | MM6 | 394.64 |
| 1 | Supervisor of Electrical Inspection | MM6 | 394.64 |
| 1 | Supervisor of Mechanical Inspection | MM6 | 394.64 |
| 5 | Senior Administrative Assistant | MM5 | 360.15 |
| 1 | Principal Legal Assistant | MM5 | 310.34 |
| 1 | Zoning Administrator | MM5 | 360.15 |
| 2 | Principal Structural and Safety Engineer | R18 | 418.10 |
| 1 | Senior Electrical Engineer | R17 | 398.35 |
| 1 | Senior Mechanical Engineer | R17 | 398.35 |
| 1 | Chief Gasfitting and Sprinkler Inspector | R16 | 363.85 |
| 1 | Chief Elevator Inspector | R16 | 363.85 |
| 1 | Chief Plumbing Inspector | R16 | 363.85 |
| 1 | Chief Egress Inspector | R16 | 363.85 |
| 3 | Chief Electrical Inspector | E1-16 | 358.10 |
| 3 | Chief Building Inspector | R16 | 363.85 |
| 2 | Chief Building Administrative Clerk | R14 | 298.75 |
| 1 | Senior Elevator Inspector | R14 | 298.75 |
| 1 | Senior Gasfitting and Sprinkler Inspector | R14 | 298.75 |
| 5 | Senior Building Inspector | R14 | 298.75 |
| 1 | Senior Plumbing Inspector | R14 | 298.75 |
| 5 | Senior Electrical Inspector | E1-13 | 293.00 |
| 1 | Head Administrative Clerk | R13 | 270.50 |
| 21 | Building Inspector | R13 | 270.50 |
| 1 | Senior Egress Inspector | R13 | 270.50 |
| 1 | Sprinkler Inspector | R13 | 270.50 |
| 7 | Elevator Inspector | R13 | 270.50 |
| 3 | Gasfitting Inspector | R13 | 270.50 |
| 10 | Plumbing Inspector | R13 | 270.50 |
| 1 | Assistant Zoning Administrator | R12 | 257.70 |
| 2 | Building Materials Technician | R12 | 257.70 |
| 1 | Principal Cashier | R12 | 257.70 |
| 1 | Street Numbering Inspector | R12 | 257.70 |
| 2 | Egress Inspector | R12 | 257.70 |
| 1 | Head Clerk and Secretary | R12 | 257.70 |
| 1 | Exterior Electrical Inspector | E1-12 | 272.21 |
| 11 | Interior Electrical Inspector | E1-12 | 272.21 |
| 2 | Head Clerk | R11 | 245.35 |
| 1 | Building Plans Storage Attendant | R10L | 233.80 |
| 9 | Principal Clerk | R8 | 213.10 |
| 1 | Senior Microfilm Operator | R5 | 160.35 |
| 4 | Senior Clerk-Typist | R5 | 172.50 |

The following is a statement showing the number of new buildings for purposes of habitation together with the number of family accommodations provided thereby for the erection of which applications were filed with the Building Department of the City of Boston during the

Twelve-Month Period
July 1, 1977, to June 30, 1978

| NUMBER OF FAMILY UNITS IN EACH BUILDING | 1977-1978 | | 1976-1977 | |
|--|-----------|-----------|-----------|-----------|
| | BUILDINGS | FAMILIES | BUILDINGS | FAMILIES |
| 1 | 39 | 39 | 11 | 11 |
| 2 | 4 | 4 | 12 | 24 |
| 3 | 4 | 12 | 4 | 12 |
| 4 | — | — | — | — |
| MULTI | 16 | 16 | 10 | 10 |
| TOTAL | 63 | 75 | 47 | 57 |

| SUMMARY OF HOUSING CONSTRUCTION — YEAR 1977-1978 | |
|---|-------|
| New habitations erected | 64 |
| Accommodations provided by new construction | 75 |
| Accommodations provided by alterations | 00 |
| Habitations razed | 347 |
| Accommodations eliminated by razing | 1,446 |

| HABITATIONS RAZED AND ACCOMMODATIONS ELIMINATED | Buildings | Families |
|---|------------|--------------|
| One-family | 347 | 1,446 |
| Two-family | | |
| Three-family | | |
| Four-family | | |
| Multi | | |
| Total | 347 | 1,446 |

On July 1, 1978, there were (estimated) in the City of Boston

| | |
|--|---------|
| Brick and other fire-resistive buildings | 43,982 |
| Brick and other fire-resistive buildings erected | 117 |
| Brick and other fire-resistive buildings razed | 332 |
| Total brick and other fire-resistive buildings July 1, 1978 | 43,767 |
| Wood buildings | 94,074 |
| Wood buildings erected 1977-1978 | 69 |
| Wood buildings razed 1977-1978 | 388 |
| Total wood buildings (estimated) July 1, 1978 . . . | 94,074 |
| Total all buildings (estimated) July 1, 1978 | 137,841 |

The following is a statement showing by number, purpose, and estimated cost, the erection of new buildings and the alterations, repairs, additions, etc., of existing buildings for which applications were filed with the Boston Building Department during the

Year July 1, 1977, Through June 30, 1978

| PURPOSE | NEW BUILDINGS | | ALTERATIONS | | TOTAL | |
|---|---------------|--------------|-------------|---------------|--------|---------------|
| | Number | Cost | Number | Cost | Number | Cost |
| Amusement, recreation, theaters, halls, movies..... | — | — | — | — | — | — |
| Churches, chapels, synagogues..... | — | — | — | — | — | — |
| Dwellings, one-family..... | 39 | \$547,500 | 688 | \$887,700 | 727 | \$1,435,200 |
| Dwellings, two-family..... | 4 | 115,000 | 774 | 787,800 | 778 | 902,800 |
| Dwellings, three-family..... | 4 | 86,000 | 877 | 1,666,600 | 881 | 1,752,600 |
| Dwelling with store..... | — | — | — | — | — | — |
| Dwellings, multifamily..... | 16 | 9,777,525 | 334 | 32,300,900 | 350 | 42,078,425 |
| Multifamily with stores..... | — | — | — | — | — | — |
| Educational buildings, schools, colleges, academies, etc. | 1 | 3,963,000 | — | — | 1 | 3,963,000 |
| Garage and repair shops..... | 4 | 3,163,000 | — | — | 4 | 3,163,000 |
| Hotel and club building..... | — | — | — | — | — | — |
| Institutional buildings, hospitals, clinics, asylums..... | — | — | — | — | — | — |
| Lodgings, dormitories, homes, convents, etc. | — | — | — | — | — | — |
| Manufacturing buildings, bakeries, laundries, workshops, etc. | 9 | 456,500 | 20 | 7,709,000 | 29 | 8,166,200 |
| Mercantile buildings, stores, salesrooms and service stations, etc..... | 31 | 8,747,700 | 1,345 | 36,700,700 | 1,376 | 45,448,400 |
| Office and bank buildings..... | 27 | 9,462,950 | 866 | 33,400,400 | 893 | 42,863,350 |
| Public buildings..... | 12 | 8,925,900 | — | — | — | 8,925,900 |
| Stables, kennels, etc..... | — | — | — | — | — | — |
| Storage buildings..... | — | — | — | — | — | — |
| Miscellaneous..... | 39 | 547,500 | — | — | 34 | 547,500 |
| Totals..... | 186 | \$45,792,575 | 4,904 | \$113,453,800 | 5,090 | \$159,246,375 |

The following is a statement showing the number of new buildings for purposes of habitation together with the number of family accommodations provided thereby for the erection of which applications were filed with the Building Department of the City of Boston during the

Twelve-Month Period
July 1, 1977, to June 30, 1978

| NUMBER OF FAMILY UNITS IN EACH BUILDING | 1976-1977 | | 1977-1978 | |
|--|-----------|----------|-----------|----------|
| | BUILDINGS | FAMILIES | BUILDINGS | FAMILIES |
| 1 | 11 | 11 | 39 | 39 |
| 2 | 12 | 24 | 4 | 8 |
| 3 | 4 | 12 | 4 | 12 |
| 4 | — | — | — | — |
| Multi | 10 | 10 | — | — |
| Total | 37 | 57 | 47 | 59 |

| SUMMARY OF HOUSING CONSTRUCTION — YEAR 1977-1978 | |
|---|-------|
| New habitations erected | 63 |
| Accommodations provided by new construction | 75 |
| Accommodations provided by alterations | 00 |
| Habitations razed | 347 |
| Accommodations eliminated by razing | 1,446 |

| HABITATIONS RAZED AND ACCOMMODATIONS ELIMINATED | 1977-1978 | |
|---|-----------|----------|
| | Buildings | Families |
| One-family | 347 | 1,446 |
| Two-family | | |
| Three-family | | |
| Four-family | | |
| Multi | 347 | 1,446 |
| Total | | |

Following is a list of construction projects involving an outlay of \$100,000 or more for which applications were filed with the Building Department during the period July 1, 1977, through June 30, 1978.

| TYPE | ADDRESS | W.D. | OWNER | USE | COST |
|--------------|---------------------------------------|------|------------------------------|--------------------|-----------|
| Alteration |31-33 State Street | 3 | First Realty Trust | Bank/Offices | \$180,000 |
| Amend |21-27 Austin Street | 2 | Charlestown Realty Trust | Stores | 348,000 |
| Alteration |136-146 Harrison Avenue | 3 | Tufts University | Lab/School/Offices | 500,000 |
| Fire repairs |15 Arlington Street | 5 | Cabot, Cabot, Forbes | Hotel | 100,000 |
| Alteration |243 Charles Street | 3 | Mass. Eye/Ear | Hospital | 876,000 |
| Alteration |0 Faneuil Hall Square | 3 | City of Boston | Hall/Shops | 150,000 |
| Alteration |1550 Soldiers Field Road | 22 | Kaber Equities | Off/Warehouse | 120,000 |
| New |15/19 McDonald Street | 22 | Mass. Electric | Warehouse/Offices | 200,000 |
| New |28 Exeter Street | 5 | Exeter Association | 96 Apartments | 1,000,000 |
| Alteration |17 Gloucester Street | 5 | Lorden & Co. | Condominiums | 110,000 |
| Alteration |40 Mt. Vernon Street | 5 | Mt. Vernon Realty Trust | Apartments | 120,000 |
| Alteration |42 Mt. Vernon Street | 5 | Mt. Vernon Realty Trust | Apts/Offices | 180,000 |
| Alteration |432-444 Hanover Street | 3 | Cabot, Cabot & Forbes | Offices | 302,000 |
| Alteration |556-624 Atlantic Avenue | 3 | 1200 Realty Trust | Bank/Offices | 270,000 |
| New |474 Brookline Avenue | 4 | Med. Area Total Energy Plant | Power Plant | 7,200,000 |
| New |474 Brookline Avenue | 4 | Med. Area Total Energy Plant | Power Plant | 1,725,000 |
| Add/Alter |28 State Street | 3 | Cabot, Cabot, Forbes | Office | 124,000 |
| Add/Alter |135 W. T. Morrissey Boulevard | 13 | Globe Newspaper Co. | Newspaper | 360,000 |
| Add/Alter |892 River Street | 18 | Diamond Int. | Hall | 171,000 |
| New |395 Faneuil Street | 22 | V.F.W. Post | Hall | 140,000 |
| Add/Alter |165-199 Faneuil Hall Marketplace | 3 | BRA | Office/Store | 164,000 |
| Add/Alter |343 Commercial Street | 3 | Annie Leeder | Office/Store/Apts. | 1,000,000 |
| Add/Alter |111Cunningham Street | 21 | Trustees of Boston Univ. | Office/Classrooms | 190,000 |
| Alteration |708 East Broadway | 6 | Farragut Cooperative | Bank | 183,000 |
| Add/Alter |1 Beacon Street | 3 | Comm. Union | Office/Garage | 100,000 |
| Add/Alter |48-52 Cunningham Street | 21 | Trustees of Boston Univ. | Office/Storage | 200,000 |
| Alteration |87 Commercial Wharf | 3 | Blue Water Trust | Office | 400,000 |
| Add/Alter |141 Brookline Avenue | 21 | Pierce Realty | Office | 750,000 |
| New |1435 VFW Parkway | 20 | Lasell Realty | Gas Station | 100,000 |
| New |5-9 Austin Street | 2 | Charlestown Realty | Bank | 102,000 |
| New |11-35 Austin Street | 2 | Charlestown Realty | Restaurant | 380,000 |
| New |39-65 Austin Street | 2 | Charlestown Realty | Stores | 743,000 |
| Add/Alter |92-138 Summer Street | 3 | CC & F Summer St. | Restaurant | 102,450 |
| Add/Alter |4750 Washington Street | 18 | RC Archbishop | Church | 200,000 |
| New |36 Burrage Street | 19 | Robert Malloy | Hospital | 120,000 |

| TYPE | ADDRESS | W.D. | OWNER | USE | COST |
|-----------|--------------------------------------|------|-------------------------|---------------------------|-----------|
| New |49 Robinwood Avenue | 19 | Glenside Hospital | Hospital | \$120,000 |
| New |55 Robinwood Avenue | 19 | Robinwood Trust | Hospital | 160,000 |
| New |19-21 Summer Street | 18 | Comm. of Mass. | 8 Apartments | 140,000 |
| New |15 Gordon Avenue | 18 | Comm. of Mass. | 8 Apartments | 140,000 |
| New |23-25 Summer Street | 18 | Comm. of Mass. | 8 Apartments | 140,000 |
| New |3-5 Summer Street | 18 | Comm. of Mass. | 8 Apartments | 140,000 |
| New |51-53-55 Summer Street | 18 | Comm. of Mass. | 12 Apartments | 210,600 |
| New |7-9 Summer Street | 18 | Comm. of Mass. | 8 Apartments | 140,000 |
| New |57-59 Summer Street | 18 | Comm. of Mass. | 8 Apartments | 140,000 |
| New |11-15-17 Summer Street | 18 | Comm. of Mass. | 12 Apartments | 210,600 |
| New |61-63 Summer Street | 18 | Comm. of Mass. | 8 Apartments | 142,725 |
| New |65-67-69 Summer Street | 18 | Comm. of Mass. | 12 Apartments | 210,600 |
| New |71-73-75 Summer Street | 18 | Comm. of Mass. | 12 Apartments | 210,600 |
| Add/Alter |646 Huntington Avenue | 10 | Charlesbank Apt. | Apartments | 180,000 |
| Add/Alter |42 Newmarket Square | 8 | I & L Realty | Office | 200,000 |
| Add/Alter |50 W. T. Morrissey Boulevard | 13 | First National Bank | Office | 1,000,000 |
| New |676 Shawmut Avenue | 9 | Boston Redev. Authority | Church | 350,000 |
| Add/Alter |303 Bunker Hill Street | 2 | Roman Catholic Archdse. | Church | 107,000 |
| Add/Alter |39 Peterborough Street | 5 | Peterborough Housing | Apartments | 162,000 |
| Add/Alter |40 Peterborough Street | 5 | Peterborough Housing | Apartments | 162,000 |
| Add/Alter |41 Peterborough Street | 5 | Peterborough Housing | Apartments | 162,000 |
| Add/Alter |72 Peterborough Street | 5 | Peterborough Housing | Apartments | 288,000 |
| Add/Alter |76 Peterborough Street | 5 | Peterborough Housing | Apartments | 162,000 |
| Add/Alter |78 Peterborough Street | 5 | Peterborough Housing | Apartments | 162,000 |
| Add/Alter |80 Peterborough Street | 5 | Peterborough Housing | Apartments | 162,000 |
| Add/Alter |82 Peterborough Street | 5 | Peterborough Housing | Apartments | 162,000 |
| Add/Alter |9th Street | 7 | BRA | Apts/Garage | 4,570,000 |
| Add/Alter |142 Commercial Street | 3 | BRA | Apartments | 650,000 |
| Add/Alter |300 Fenway | 4 | Simmons College | School | 1,800,000 |
| New |54 Orleans Street | 1 | Victory Garden | 87 Apartments | 1,500,000 |
| New |915 Dorchester Avenue | 13 | Edison Green | 96 Apartments | 1,650,000 |
| New |50 Leon Street | 4 | Northeastern Univ. | University | 3,963,000 |
| Add/Alter |85-89 Albany & 118-124 Kneeland | 3 | A. W. Perry | Office/Restaurant | 275,000 |
| Add/Alter |225 Rivermoor Street | 20 | Barnstead Still | Office | 100,000 |
| New |1163 Blue Hill Avenue | 14 | Barry Goldman | 200 Units Elderly Housing | 3,000,000 |

| TYPE | ADDRESS | W.D. | OWNER | USE | COST |
|-----------|---|------|--------------------------------|-----------------------------|-----------|
| Add/Alter |20 Devens Street | 2 | Public Facilities | Apartments (30) | \$300,000 |
| Add/Alter |6 Kenilworth Street | 9 | School House 77 | Apartments (17) | 255,000 |
| Add/Alter |20 Hutchings Street | 12 | School House 77 | Apartments (40) | 600,000 |
| Add/Alter |37 Williams Street | 9 | School House 77 | Apartments (21) | 300,000 |
| New |60 Cummins Highway | 19 | School House 77 | Apartments (14) | 800,000 |
| Add/Alter |41 Leon Street | 4 | Northeastern Univ. | Offices and Storage | 275,000 |
| Add/Alter |200 Clarendon Street | 4 | John Hancock Life | Offices | 290,000 |
| Add/Alter |215 Forest Hills Street | 11 | Urban Ministries | Church/School | 140,000 |
| Add/Alter |1068-1074 Boylston Street, and 137-139 Mass. Avenue | 5 | 45 Corporation Avenue | Offices/Stores | 260,000 |
| Add/Alter |1 Beacon Street | 3 | Comm Union Assoc. | Offices/Stores | 431,000 |
| Add/Alter |47 Harvard Way | 22 | President of Harvard College | Lockers | 803,000 |
| Add/Alter |67-69 St. Germain Street | 4 | St. Germain Assoc. | Apartments | 120,000 |
| New |20 Clinton Street | 3 | Boston Redevelopment Authority | Garage | 2,100,000 |
| Add/Alter |1170 Soldiers Field Road | 22 | Westinghouse Broadcasting Co. | Offices | 300,000 |
| Add/Alter |2 Cambridge Street | 22 | Center Plaza | Stores/Offices | 126,000 |
| Add/Alter |119 Hemenway Street | 4 | Northeastern University | Dormitory | 200,000 |
| New |55-65 North Washington Street | 3 | Joseph Tece | Restaurant | 100,000 |
| New |2, 4, 6, 8, 10 Commonwealth Avenue | 5 | Trs. of Carlton House | Garage/Office | 7,800,000 |
| New |4-6 Newbury Street | 5 | Trs. of Bay Colony | Garage | 1,025,000 |
| Add/Alter |162 Prescott Street | 1 | Airways Services | Maintenance Building/Office | 284,000 |
| Add/Alter |131-134 Tremont Street | 3 | 131 Tremont Street | Office | 102,000 |

Statement of Building Operations For the Twelve Months From July 1, 1977 to June 30, 1978 and Previous Four Years

BUILDING DEPARTMENT

13

| | June 30, 1978 | | June 30, 1977 | | June 30, 1976 | | June 30, 1975 | | 1973-1974 | |
|--|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|-----------|---------------|
| | Number | Cost | Number | Cost | Number | Cost | Number | Cost | Number | Cost |
| Type I, Fireproof..... | 29 | \$6,898,000 | 28 | \$7,800,900 | 31 | \$4,909,000 | 57 | \$15,400,000 | 54 | \$41,700,600 |
| Type II, Semifireproof..... | 7 | 2,333,200 | 8 | 2,890,800 | 8 | 1,800,900 | 11 | 3,220,200 | 8 | 7,110,000 |
| Type IV, Brick and wood..... | 81 | 21,454,600 | 70 | 20,507,000 | 88 | 21,800,700 | 151 | 18,690,900 | 156 | 51,300,000 |
| Type V, Metal frame..... | — | — | — | — | — | — | — | — | — | — |
| Type VI, Wood frame..... | 69 | 15,106,775 | 74 | 10,617,455 | 54 | 12,301,116 | 98 | 13,655,370 | 108 | 13,757,187 |
| Total new construction..... | 186 | \$45,792,575 | 180 | \$41,816,155 | 181 | \$40,811,716 | 317 | \$50,966,870 | 326 | \$113,867,787 |
| Alterations, additions, etc..... | 4,904 | 113,453,800 | 5,490 | 119,053,100 | 5,225 | 112,903,729 | 5,112 | 77,020,500 | 7,584 | 88,651,302 |
| Total construction..... | 5,090 | \$159,246,375 | 5,670 | \$160,869,255 | 5,406 | \$153,715,445 | 5,429 | \$127,987,370 | 7,910 | \$202,519,089 |
| Plumbing..... | 2,399 | \$14,998,800 | 2,223 | \$15,998,900 | 2,468 | \$9,454,000 | 2,511 | \$8,887,000 | 3,513 | \$12,107,000 |
| Gasfitting..... | 2,677 | 15,998,800 | 2,375 | 17,828,800 | 2,186 | 5,900,900 | 2,504 | 9,776,000 | 4,475 | 14,116,700 |
| Heating and Boilers..... | 699 | 7,800,900 | 441 | 6,600,800 | 413 | 1,008,900 | 405 | 1,444,800 | 1,040 | 5,170,700 |
| Elevators, new, freight..... | 477 | 7,808,000 | 588 | 4,500,000 | 480 | 4,590,600 | — | — | 34 | 1,114,800 |
| Elevators, new, passenger..... | 489 | 7,808,700 | 644 | 5,400,900 | 510 | 5,400,700 | — | — | 36 | 1,213,700 |
| Elevators, alterations, freight..... | 1,020 | 9,880,900 | 969 | 4,300,200 | 910 | 6,600,600 | 1,515 | — | 38 | 784,200 |
| Elevators, alterations, passenger..... | 1,090 | 9,898,900 | 760 | 4,220,000 | 1,040 | 6,065,000 | 1,514 | — | 34 | 683,100 |
| Signs and projections..... | 224 | 456,600 | 188 | 389,800 | 148 | 209,200 | 544 | 545,500 | 211 | 384,100 |
| Fire escapes..... | 144 | 343,200 | 202 | 333,900 | — | — | — | — | — | — |
| Take-down, wood..... | 388 | 334,500 | 433 | 345,900 | 376 | 980,900 | 381 | 804,800 | 475 | 511,000 |
| Take down, brick..... | 332 | 454,900 | 381 | 298,900 | 414 | 870,700 | 211 | 466,800 | 304 | 643,100 |
| Sprinklers..... | 373 | 1,223,800 | 316 | — | 307 | 600,600 | 245 | 599,900 | 530 | 1,380,700 |
| Excavations..... | — | — | 34 | 1,112,200 | — | — | — | — | — | — |
| Use of premises..... | 44 | — | — | — | 18 | — | — | — | 62 | — |
| Total..... | 10,356 | \$77,008,000 | 9,554 | \$61,330,300 | 9,270 | \$41,683,000 | 9,830 | \$22,524,000 | 9,973 | \$36,949,000 |
| Total all work..... | 15,446 | \$236,254,375 | 15,224 | \$221,199,555 | 14,676 | \$195,398,445 | 15,259 | \$150,512,170 | 17,883 | \$239,468,089 |

Following is a statement showing the number of new buildings erected for purposes of habitation together with the number of accommodations provided thereby, for which applications were filed with the Building Department of the City of Boston during the

Five Years Ending June 30, 1978

| NUMBER OF FAMILY UNITS IN EACH BUILDING | 1977-1978 | | 1976-1977 | | 1975-1976 | | 1974-1975 | | 1973-1974 | |
|--|-------------|----------|--------------|----------|--------------|----------|--------------|----------|-------------|----------|
| | BUILDINGS | FAMILIES | BUILDINGS | FAMILIES | BUILDINGS | FAMILIES | BUILDINGS | FAMILIES | BUILDINGS | FAMILIES |
| 1 | 39 | 39 | 11 | 11 | 12 | 12 | 45 | 45 | 39 | 39 |
| 2 | 4 | 4 | 12 | 24 | 18 | 36 | 6 | 12 | 91 | 182 |
| 3 | 4 | 12 | 4 | 12 | 3 | 9 | 2 | 6 | 1 | 3 |
| 4 | } 16 | — | } 10 | — | } 11 | — | } — | — | } 4 | 44 |
| Multi..... | | | | | | | | | | |
| Total..... | 63 | 75 | 37 | 47 | 44 | 57 | 53 | 63 | 142 | 268 |
| Estimated cost of housing construction | \$9,777,525 | | \$11,380,000 | | \$24,427,216 | | \$51,259,760 | | \$3,115,800 | |

Statement showing the number of habitations razed, together with the number of family accommodations eliminated by razing during the

Five Years Ending June 30, 1978

| NUMBER OF FAMILY UNITS IN EACH BUILDING | 1978 | | 1976-1977 | | 1976 | | 1975 | | 1973-1974 | |
|--|-----------|----------|-----------|----------|-----------|----------|-----------|----------|-----------|----------|
| | BUILDINGS | FAMILIES | BUILDINGS | FAMILIES | BUILDINGS | FAMILIES | BUILDINGS | FAMILIES | BUILDINGS | FAMILIES |
| 1 | 347 | 1,446 | 728 | 1976 | 585 | 1,492 | 516 | 1,320 | 497 | 1,206 |
| 2 | | | | | | | | | | |
| 3 | | | | | | | | | | |
| 4 | | | | | | | | | | |
| 5 | | | | | | | | | | |
| Total | 347 | 1,446 | 728 | 1976 | 585 | 1,492 | 516 | 1,320 | 497 | 1,206 |

SUMMARY OF ACCIDENTS AND REPORTS,
JULY 1, 1977 — JUNE 30, 1978

Gas accidents:

| | |
|---------------|---|
| Fatal..... | 0 |
| Nonfatal..... | 0 |

Elevator accidents:

| | |
|---------------|----|
| Fatal..... | 0 |
| Nonfatal..... | 46 |

Escalator accidents.....58

Building accidents — special reports.....0

| | | |
|---------------------|------------------------|-------|
| Complaints made — { | violations | 1,206 |
| | unsafe buildings | 1,670 |

Communications acted on3,876

Complaints referred to court for prosecution2,271

Court action entered.....1,200

Warrants issued.....923

Continued.....4,150

Dismissed1,920

FEES RECEIVED, JULY 1, 1977, THROUGH JUNE 30, 1978

| | No. | Fees |
|-----------------------------------|---------------|--------------------|
| New documents | 186 | \$97,690 |
| Alterations and repairs | 4,909 | 441,621 |
| Electrical | 4,535 | 155,399 |
| Elevator | 3,076 | 114,015 |
| Egress | 2,353 | 87,006 |
| Plumbing permits | 2,399 | 39,177 |
| Boiler permits | 699 | 15,135 |
| Gasfitting permits | 2,677 | 17,039 |
| Sprinkler permits | 373 | 20,656 |
| Board of Appeal | 324 | 43,975 |
| Amendments | 178 | 31,290 |
| Foundations | 11 | 825 |
| Law books and maps | 231 | 1,085 |
| Pamphlets | 231 | 219 |
| Inflammables | 29 | 2,699 |
| Welder certificates | 3 | 75 |
| Duplicate copies | 10 | 10 |
| Photo, plans, typing | 1,790 | 7,361 |
| Totals | <u>24,183</u> | <u>\$1,077,214</u> |

FINANCIAL REPORT, 1977-1978 — EXPENDITURES

| | | |
|---|-------------|-------------|
| 1. Personal Services: | | |
| 10. Permanent employees | \$1,884,378 | |
| 12. Overtime | 21,812 | |
| | | <hr/> |
| | | \$1,906,190 |
| 2. CONTRACTUAL SERVICES: | | |
| 21. Communications | \$1,286 | |
| 27. Repairs to equipment | 704 | |
| 28. Transportation of persons | 35,747 | |
| 29. Miscellaneous contractual services. | 373,039 | |
| | | <hr/> |
| | | \$410,776 |
| 3. SUPPLIES AND MATERIALS: | | |
| 30. Automotive | \$150 | |
| 36. Office supplies | 13,551 | |
| 39. Miscellaneous supplies | 1,022 | |
| | | <hr/> |
| | | \$14,723 |
| 4. CURRENT CHARGES AND OBLIGATIONS: | | |
| 49. Dues, subscriptions, and licenses.. | \$2,070 | |
| 56. Office equipment | — | |
| | | <hr/> |
| | | \$2,070 |
| 5. EQUIPMENT: | | |
| 59. Library | — | |
| | | <hr/> |
| Grand total | \$0,000,000 | |
| Appropriation | \$2,333,759 | |

Number of permits and licenses issued from July 1, 1977, to June 30, 1978 by the Committee on Licenses, Building Department and revenue received for same.

| CLASS | | | | | Number of Permits and Licenses Issued | Revenue Received |
|--|-----|------|---|---------|---|---------------------|
| Garages | | | | | | |
| Business | 115 | Cars | 7 | Permits | \$1,042 | |
| Repair | 39 | Cars | 5 | Permits | 484 | |
| Public | 60 | Cars | 1 | Permit | 410 | |
| Total 314 cars 13 Permits | | | | | 13 | \$1,936 |
| Flammables: | | | | | | |
| Total Gallonage, 269,494..... | | | | | 29 | 2,699 |
| Total cubic feet of gases, 24,097..... | | | | | 42 | \$4,635 |

June 23, 1978.

HON. KEVIN H. WHITE,
Mayor of Boston.

This report, for the year ending 1977, is the Twenty-second Annual Report of the Beacon Hill Architectural Commission and, in accordance with the provisions of Chapter 616, Acts of 1955, as amended, it is submitted herewith through the Building Commissioner.

The Commissioner is responsible for passing on the appropriateness of all changes in the exterior features of all buildings within the Historic Beacon Hill District. Twelve meetings were held during the year. Fees received for Certificates of Appropriateness were \$420. Cases disposed of were as follows:

| | |
|--|----|
| Certificate of Appropriateness issued | 57 |
| Applications rejected | 14 |
| Applications withdrawn | 2 |
| Applications held over | 0 |
| Certificates of Non-Applicability issued | 64 |
| Approved for ordinary repairs | 59 |
| Advisory opinions given | 15 |

Cases processed during the twenty-one years of the Commission's operation total 2,484.

The Commission is now composed of the following members:

| MEMBER | TERM ENDS |
|--|-------------|
| Emily Lloyd, The Mayor | May 1, 1980 |
| John Codman, Boston Real Estate Board | May 1, 1982 |
| John P. Bennett, Boston Society of Architects | May 1, 1978 |
| James D. McNeely, Society for Preservation of New England Antiquities | May 1, 1979 |
| Franklin Mead, Beacon Hill Civic Association | May 1, 1981 |

The Alternate Members of the Commission authorized by Section 1, Chapter 429, Acts of 1965, are as follows:

| | |
|---|-------------|
| Mrs. Susan Boyle, Mayor's Representative | May 1, 1980 |
| Ms. Rosalind Gorin, Boston Real Estate Board | May 1, 1982 |
| Mr. Lawrence Coolidge, Beacon Hill Civic Ass'n | May 1, 1981 |
| Mr. Kenneth MacRae, Society for Preservation of New England Antiquities, Boston Society of Architects | May 1, 1979 |

*The Officers for 1977 and 1978 are:

John Codman, Acting Vice-Chairman
Richard L. Granara, Jr., Secretary

*Term expired, awaiting reappointment.

For the Chairman,
Very truly yours,

RICHARD L. GRANARA, JR.,
Secretary.

NINETEENTH ANNUAL REPORT

OF THE

ZONING COMMISSION

OF THE

CITY OF BOSTON

FOR THE PERIOD JULY 1, 1977, THROUGH JUNE 30, 1978

The Zoning Commission was established under Chapter 665 of the Acts of 1956, as amended. It is empowered to adopt and amend zoning regulations and the zoning maps. The Boston Zoning Code and maps incorporated therein were adopted on March 29, 1963, and became effective on December 31, 1964.

The membership of the Zoning Commission as of June 30, 1978, was as follows:

| MEMBERS | NOMINATED BY | TERM ENDING |
|--|--------------|-----------------|
| Richard F. Battles, Boston Society of Civil Engineers | | Holdover (1972) |
| Raymond T. Coleman, Greater Boston Chamber of Commerce | | Holdover (1975) |
| Vincent DiNunno, Sr., Mayor's Selection | | Holdover (1977) |
| Richard B. Fowler, Greater Boston Real Estate Board | | Holdover (1976) |
| Thomas G. Green, Boston Society of Architects | | Holdover (1975) |
| Louis P. Leonard, Mayor's Selection | | Holdover (1975) |
| Anthony Macolini, Mayor's Selection | | Holdover (1975) |
| Robert L. Marr, Master Builders Association of Boston | | Holdover (1977) |
| Theodore W. Paul, Massachusetts Motor Truck Assoc., Inc. | | Holdover (1971) |
| Vacancy ¹ , Greater Boston Massachusetts Labor Council, AFL-CIO | | — |
| Vacancy ² , Associated Industries of Massachusetts | | — |

¹. Thomas J. McIntyre resigned in December of 1975, and no new appointment was made.

². Thomas F. Gallagher resigned October 13, 1977, and no new appointment was made.

At its organizational meeting on May 19, 1978, the Commission reelected Mr. Fowler as Chairman; Mr. Battles as Vice-Chairman; and Miss Marguerite Hildebrand as Secretary. Mace Wenniger was reappointed Advisor to the Zoning Commission. Mr. Wenniger's and Miss Hildebrand's part-time services and other staff time are provided by the Boston Redevelopment Authority in its function of planning agency of the city.

During the year, the Zoning Commission was hampered in its operations by membership vacancies and absences, making it difficult to achieve the seven concurrent votes required to adopt or reject an amendment. Two hearings were held on applications to amend the zoning maps. One application was adopted; the other is pending. Also pending is a map amendment application that was heard the previous year. Of four applications for amendments to the text of the Boston Zoning Code, one was adopted and three are pending.

Records of these proceedings are on file in the office of the Zoning Commission on the ninth floor of Boston City Hall.

Fortunately, after the close of the fiscal year, the two vacancies on the Zoning Commission were filled on August 2, 1978, when the Mayor approved the appointments of Marvin E. Rosenberg, nominated by the Associated Industries of Massachusetts, and of Joseph W. Joyce, nominated by the Greater Boston Massachusetts Labor Council AFL-CIO.

FINANCIAL STATEMENT JULY 1, 1977 — JUNE 30, 1978

| | | |
|---|-----------------|-------------------|
| Appropriation | | \$4,960 00 |
| Expenditures: | | |
| Permanent Employees | \$1,000 00 | |
| Contractual Services | 1,591 06 | |
| Office Supplies and Materials | 227 90 | |
| | <u>2,818 96</u> | |
| Unexpended | | <u>\$2,141 04</u> |
| Income Received: | | |
| Filing Fees 2 Map Amendment Applications* | \$100 00 | |
| 4 Text Amendment Applications* | 300 00 | |
| Service charges for mailing amended pages for Zoning Code and/or decisions on applications to amend text and maps | 291 00 | |
| | <u>691 00</u> | |
| Total | | \$691 00 |

Respectfully submitted,
RICHARD B. FOWLER, *Chairman*.

*No filing fee is charged for applications submitted by the Advisor to the Zoning Commission.

Annual Report July 1, 1977, to June 30, 1978

The Board of Examiners was created by City Ordinance in 1913 and reestablished under legislative act in 1938. The Board acts upon applications of persons desiring to be licensed in Boston as construction superintendents, approving or rejecting said applications under certain rules and regulations adopted as procedure by the Board. The members are appointed by the Mayor and are delineated under the ordinance as an Architect or Engineer, a Contractor or Mechanic and a Lawyer or a person with Legal Qualifications.

The following is a table of 1977-1978 activities:

| | |
|--|------------------------------|
| Applications received and processed | 220 |
| Applications approved and issued | 205 |
| Approved and not issued | 0 |
| Applicants rejected | 0 |
| Applicants absent | 10 |
| Applications processed no references received back | 5 |
| New Licenses, 45 @ \$40 = \$1,800 | |
| New Licenses, 160 @ \$30 = \$4,800 | |
| Renewals, 269 @ \$30 = \$8,070 | |
| Renewals, 2,148 @ \$25 = \$53,700 | |
| Renewals, 48 @ \$25 = | |
| Lost Licenses Reissue, 9 @ \$5 = \$45 | |
| | Building Department Use Only |
| | <hr/> \$68,415 |
| Total Licenses Issued = 2,670 | |
| Total Receipts = \$68,415 | |

GERALDINE ANTONELLI,
Executive Secretary.

Annual Report for July 1, 1977 to June 30, 1978

The Board of Appeal, established in accordance with Section 117, of Chapter 479, Acts of 1938, as amended, and Chapter 665, Acts of 1956, as amended, in its functioning, may vary the provisions of the acts referred to it in specific cases, which appear to them not to have been contemplated by these acts, although covered by it, or in cases where manifest injustice is done, provided that the decisions of the Board in such a case shall have the assent of four members under the Zoning and Building Codes and shall not conflict with the spirit of any provision of said acts.

The following is a statistical summary of the work of this department from July 1, 1977, through June 30, 1978.

In re Building Law, Chapter 479, Acts of 1938, as amended, and Chapter 802, Acts of 1972.

| | |
|--|----|
| Decisions rendered | 23 |
| Appeals sustained..... | 15 |
| Appeals received | 25 |
| Appeals sustained with provisos..... | 7 |
| Appeals dismissed | 1 |
| Appeals withdrawn..... | 0 |
| Appeals pending | 2 |
| Appeals rendered carried over from 1976-1977 | 12 |

In re Zoning Law, Chapter 665, Acts of 1956, as amended:

| | |
|--|-----|
| Decisions rendered | 240 |
| Appeals sustained..... | 54 |
| Appeals received | 299 |
| Appeals sustained with provisos..... | 138 |
| Appeals dismissed | 44 |
| Appeals withdrawn..... | 4 |
| Appeals pending | 59 |
| Appeals rendered carried over from 1976-1977 | 83 |

Very truly yours,
for the Board of Appeal,
ANNE G. HAGERTY, *Executive Secretary.*

CITY OF BOSTON  PRINTING SECTION